

**COUNTY OF EI DORADO
PLANNING & BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Date: May 27, 2021
Staff: Bianca Dinkler

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NUMBER: TM-E20-0005/Southpointe Meadows

**APPLICANT/
OWNER:** Hamdi Kanaan and Zaina Almasri

ENGINEER: Jay Goni, CNA Engineering

REQUEST: Request for three one-year discretionary time extensions to approved Southpointe Meadows Tentative Subdivision Map (TM16-1529) creating seven residential lots ranging in size from 1 to 1.3 acres resulting in a new expiration date of April 26, 2025.

LOCATION: On the east side of Castec Way approximately 1,200 feet east of the intersection with Lakehills Drive, in the El Dorado Hills area, Supervisorial District 1. (Exhibits A, B)

APN: 110-450-007 (Exhibit C)

ACREAGE: 8.04 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit D)

ZONING: One-acre Residential (R1A) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Previously Adopted Mitigated Negative Declaration

RECOMMENDATION: Staff recommending the Planning Commission take the following actions:

1. Find Tentative Subdivision Map Time Extension TM-E20-0005 consistent with the Mitigated Negative Declaration adopted for the approved tentative map pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines (Subsequent Environmental Impact Report (EIRs) and Negative Declarations); and
2. Approve Tentative Subdivision Map Time Extension TM-E20-0005 granting three one-year discretionary time extensions to the approved Tentative Map TM16-1529

(Southpointe Meadows), resulting in a new expiration date of April 26, 2025, based on the Findings and subject to the original Conditions of Approval as presented.

EXECUTIVE SUMMARY

The Southpointe Meadows Tentative Subdivision Map (TM16-1529) is an approved tentative map consisting of seven single-family residential lots ranging from 1 to 1.3 acres. All parcels would be served with public water and sewer service from El Dorado Irrigation District. Access to the parcels would come from South Meadows Court, a proposed private road, connecting to Villa Del Sol, an existing private road. Since approval of the Tentative Subdivision Map on October 26, 2017, the applicant has made diligent progress toward satisfying project conditions of approval for the purpose of creation and development of these lots. The applicant is requesting additional time to complete all requirements before recordation of the Final Map and anticipates required work would be completed prior to expiration.

BACKGROUND

The Southpointe Meadows Tentative Subdivision Map (TM16-1529) was originally approved by the Planning Commission on October 26, 2017 (Exhibit F). This approval would create seven residential lots ranging from 1 to 1.3 acres. The original expiration date of the tentative map was October 26, 2020, which has been automatically extended by Assembly Bill AB1561 to April 26, 2022. This discretionary tentative map time extension application, which was timely filed on October 7, 2020, is requesting an additional three years (Exhibit G).

ANALYSIS

Section 120.74.030 of the El Dorado County Subdivision Ordinance regulates the discretionary time extension of an approved tentative map. The ordinance limits the extension to a maximum of six one-year time extensions. The applicant has requested an additional three year extension due to financial and economic concerns, particularly due to the COVID-19 pandemic, and also meeting El Dorado Irrigation District (EID) requirements regarding improvements to the water line. If the extension is approved, the map would be extended to April 26, 2025. There have been no modifications to the approved tentative map and, therefore, the map remains consistent with the current 2017 tentative map approval. All of the original conditions of approval and environmental mitigation measures remain applicable. In the event that the applicant is unable to record the map prior to this revised expiration, the applicant may elect to file another discretionary time extension for the remaining three one-year extensions.

Based on the above information, staff recommends the Planning Commission grant the requested three one-year time extensions.

ENVIRONMENTAL REVIEW

The Southpointe Meadows Tentative Subdivision Map is a residential project that was analyzed in an Initial Study resulting in the adoption of a Mitigated Negative Declaration for the approved map.

The proposed time extension would allow the continued residential development of the subdivision unit consistent with the tentative map environmental mitigation measures in the adopted Mitigated Negative Declaration pursuant to CEQA. The time extension does not make any changes to the original tentative map approval, does not involve new significant environmental effects, and does not increase the severity of previously identified significant effects. No new information that was not known and could not have been known at the time the Mitigated Negative Declaration was certified has since become available. Therefore, this tentative map time extension application is consistent with the approved Mitigated Negative Declaration and is hereby exempt in accordance with Section 15162 of the CEQA Guidelines (Subsequent EIRs and Negative Declarations). No further environmental analysis is needed, as no changes have occurred in accordance with Sections 15162 and 15164 that would require any supplemental or subsequent environmental documentation.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption (NOE) for the exemption determination made for this project by the County. This filing establishes the 35-day statute of limitation during which the County's determination can be challenged.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Site Aerial Photo
Exhibit C.....Assessor's Parcel Page
Exhibit D.....General Plan Land Use Map
Exhibit E.....Zoning Map
Exhibit F.....Approved Tentative Map, October 26, 2017
Exhibit G.....Applicant's Request for Time Extension